

**Introduced by Senator Wieckowski**

February 16, 2016

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An act to amend Section 65852.150 of the Government Code, relating to land use.

**LEGISLATIVE COUNSEL'S DIGEST**

SB 1069, as introduced, Wieckowski. Land use: zoning.

The Planning and Zoning Law authorizes the legislative body of a city or county to regulate, among other things, the intensity of land use, and also authorizes a local agency to provide by ordinance for the creation of 2nd units in single-family and multifamily residential zones, as specified. That law makes findings and declarations with respect to the value of 2nd units to California's housing supply.

This bill would add to those findings and declarations that allowing 2nd units in single-family or multifamily residential zones provides additional rental housing stock in California.

Vote: majority. Appropriation: no. Fiscal committee: no.  
State-mandated local program: no.

*The people of the State of California do enact as follows:*

- 1 SECTION 1. Section 65852.150 of the Government Code is
- 2 amended to read:
- 3 65852.150. The Legislature finds and declares that second units
- 4 are a valuable form of housing in California. Second units provide
- 5 housing for family members, students, the elderly, in-home health
- 6 care providers, the disabled, and others, at below market prices
- 7 within existing neighborhoods. Homeowners who create second
- 8 units benefit from added income, and an increased sense of

1 security. *Allowing second units in single-family or multifamily*  
2 *residential zones provides additional rental housing stock in*  
3 *California.*

4 It is the intent of the Legislature that any second-unit ordinances  
5 adopted by local agencies have the effect of providing for the  
6 creation of second units and that provisions in these ordinances  
7 relating to matters including unit size, parking, fees and other  
8 requirements, are not so arbitrary, excessive, or burdensome so as  
9 to unreasonably restrict the ability of homeowners to create second  
10 units in zones in which they are authorized by local ordinance.